

Tinti, Elisa

From: Nicolas Shearman <nicolas.shearman@gmail.com>
Sent: Sunday, December 05, 2021 1:41 PM
To: Shaut, Andrea; Tinti, Elisa
Subject: [EXTERNAL EMAIL] Written Comment re: Good Cause Eviction- Kingston Common Council Legislation

Dear Common Council,

My name is Nicolas Shearman, resident of Astoria, NY and For the Many volunteer. I submit this comment in support of the Good Cause Eviction legislation under consideration by Kingston Common Council. I am not a resident of Kingston but have a love for your city as a former resident of the Hudson Valley. In 2012-2016, I was a student at Marist College and lived in Poughkeepsie. I believe Kingston resident voices must come first and have more weight than voices like mine- I submit this comment regarding Good Cause Eviction as a fellow New Yorker in solidarity and someone who believes affordable housing is a right for all New Yorkers.

Thousands of high-income renters left New York City last year during the worst of the COVID-19 pandemic to find solace or a new home in beautiful Hudson River communities like Kingston. I watched as neighborhoods near mine in New York City emptied out. Speculative investors and greedy landlords jumped at the opportunity to jack up prices in the Hudson Valley. We cannot separate this phenomenon from the housing crisis Kingston and other Hudson River cities now face. The housing crisis was present before, but now it's even worse.

Good Cause Eviction provides renters with protection for unlawful and unjust evictions and gives them certain rights to lease renewals at conscionable rates. Landlords can still make enough money to cover the costs of their units and earn some money in the process, and they still can file for eviction through the courts if needed. This law doesn't put landlords out of business. What it does is reward good landlords with stable renewal of tenancies and holds bad landlords responsible for their actions. Landlords provide housing that people rent to have stability in their lives and meet basic needs. I hope landlords embrace this law and understand their importance in delivering the human right of housing.

Good Cause Eviction will provide Kingston renters with more stability and more freedom from fear of being kicked to the curb by bad landlords, especially those landlords looking to flip their building to higher income folks when their area becomes trendy or up-and-coming. Or, as we are seeing now, in the face of a pandemic when people from larger cities are seeking safety and new places to live. Good Cause Eviction will help prevent displacement and give people the chance to stay in their homes while they work to make a living, get out of poverty, live their lives, raise families, or build wealth.

I urge you to pass this legislation to help keep people in their homes and help them realize their human right to housing. Also, I urge you to partner with the Mayor's administration to apply for grants and funding from the proposed Build Back Better Act once it's passed by the US Congress. The Act proposes \$150 billion in national housing investments and grants. Kingston deserves a chunk of that money to help house its residents so they can stay and thrive in the community.

Thank you for considering my comment.

Sincerely,
Nicolas Shearman
(he/him/his)